

MORE PRICE CUTS IN BUILDING FIELD

Material Dealers Take Losses to Start Early Building

Late Realty News

Further building material price reductions reflect the fact that material dealers are taking losses on the early start of the building season, according to the current Daily Building Reports.

The principle items affected as shown in the latest list include asphaltum, certain kinds of lumber, black and galvanized sheet iron and plaster boards in certain sizes.

There are also price reductions reported in the lumber department in ash, basswood, both quartered and plain saw lumber, North Carolina pine studs, joists, roofers, ceiling and partition, and all hardwood flooring, including yellow pine.

These price reductions have originated at distributing points. There is a general loss taking movement in the market centers so as to unload the material purchased at high price peaks of 1920. One distributor, for instance, has been caught with the first disposing of his stock and he is taking approximately a three cent loss on each one he sells under the lower price that has just become effective.

There is, however, as far as the prospective builder is concerned, in the fact that most of the price reductions that have taken place in building material since the first disposing of his stock have not originated at manufacturing points. In plain words, it means that the manufacturer, with his limited reserves, is not being able to dispose of his stock and he is taking approximately a three cent loss on each one he sells under the lower price that has just become effective.

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West 72d Street Building Sold.

Edward J. Welling with Alfred P. Conroy sold for Franklin Pettit, the five story building at 127 West Seventy-second street, which will be altered for stores and apartments. Fifteen buildings have been altered for business on this block within the last month.

In the Dwelling Market.

Williams Dexter Company, Inc., purchased the estate of Edward B. La Montagne through Van Vest & Place the property at 41 and 43 West Eleventh street, two 3 story dwellings, on a lot 22.8x103.3.

E. Sherman sold to Mary H. Germain 506 West 115th street, a three story dwelling, between Eleventh and Manhattan avenues.

John J. Egan sold for John D. Newton 1424 14th street, to Alphonse B. Casey.

Plans Temple and School in L. I.

Shampin & Shampin, architects, are to prepare plans and supervise the construction of a temple and school to be erected in Glen Cove, L. I., for the Congregation Tifereth Israel, of Glen Cove. The temple will be one story and basement constructed in octagonal shape, 70x32, with a height of ninety feet. The school building, which will be erected a short distance from the temple, will be a two story structure, 36x75. It is estimated that the cost will reach in the vicinity of \$200,000.

MISCELLANEOUS LEASES.

F. & G. Plomin leased for the estate of Henry Steeger the store 123 East Twenty-third street to Griffin & Co., opticians; also for the same owner the lot 103 East Twenty-third street to the A. & B. Electrical Equipment Company; for the Estate of the Estate of J. M. Minor, the house at 117 West Twenty-third street to Mary McGuffey; for Victor E. Gates the store at 333 West Third-fifth street to Harvey Brett; for Clara Lloyd Birch the store at 24 West Twenty-third street to J. M. Minor, and the house at 117 West Twenty-third street to Mary McGuffey; for Victor E. Gates the store at 333 West Third-fifth street to Harvey Brett; for Clara Lloyd Birch the store at 24 West Twenty-third street to J. M. Minor, and the house at 117 West Twenty-third street to Mary McGuffey.

Predict Delivery Difficulties.

Cement salesmen have prophesied to their customers that delivery of cement will be difficult in the summer of 1921. They say that there will not be cement in hand in sufficient quantity to meet the market's requirements. Most of the cement mills are closed at present because of lack of forward purchasing by dealers and distributors who cannot give their market requirements and they are fast as possible.

Face brick distributors are talking exactly the same way and are warning their customers that if they expect cement and face brick in the summer of 1921, they will find themselves in danger of being unable to supply their jobs so long as the manufacturers are unable to meet their orders for specified delivery.

Building construction interests are looking to Albany for speedy correction of past legislative enactments with reference to solving the building material problem. They are looking to Albany for speedy correction of past legislative enactments with reference to solving the building material problem. They are looking to Albany for speedy correction of past legislative enactments with reference to solving the building material problem.

Only Hope Lies in Early Buying.

Building material manufacturers are practically of one voice in their predictions as to which way building material prices will go after the first six months of 1921 elapses. Their opinion is that there is one hope for keeping building material prices at or near the 1920 precedents, and that is for an early buying movement to develop and that there is little hope for such an eventuation as long as there is inimical building legislation on the statute books at Albany.

The building material manufacturing industries of the country could be assured by current demand, even though assured that there was to be a general buying movement before the middle of summer they could take a chance and produce a reserve supply for midsummer and autumn needs, but there does not appear to be much of a chance of this. The current state of mind in the building industry is to wait and see what the market will do.

Sells Hyde Estate at Greenwich.

GREENWICH, Conn., Jan. 16.—The Hyde estate on Old Church road here, consisting of a large dwelling, numerous out-

SUBURBAN TRANSACTIONS.

Payson McEl. Merrill Company sold for the Second National Bank of Boston to William S. Yerkes the hollow tile and stone dwelling, with about three acres of land, at the corner of Northfield and Gregory avenues, Hutton Park, West Orange, N. J., formerly the property of Mary B. Grove.

Henry G. Ellishman sold for the estate of H. G. Ellishman to J. Jacob, the building site, 50x100, in the north side of Washington avenue in the property known as the Ellishman tract, at Arlington, N. J. The new owner will improve the site with a dwelling for his own occupancy.

Robert E. Farley Organization lease for Mrs. E. Wilbur her residence at Greendale avenue, Scarsdale, N. Y., to William D. Ridgely.

REALTY NOTES AND JOTTINGS.

M. Morgenstern, Jr., Company, which financed the erection of the Chalf Building at 152 and 155 West Thirty-seventh street, directly opposite Carnegie Hall, when it was built about three years ago, has arranged with the Harlow Savings Bank, which took a first mortgage of \$125,000 at 4 1/2 per cent, on the property at that time, to increase this mortgage to \$145,000.

CITY REAL ESTATE.

MORGENTHAU JR. & CO.
226 BROADWAY, COR. 30th St.
David Stewart City and Westchester Real Estate.
1 East 42d St.
EDWARD J. HOGAN, Real Estate, Insurance, Woolworth Bldg.

Modern Loft Building
Sole, near City Hall; 5 story, basement; heavy construction; entrance on two streets; elevator, steam heat, 30,000 sq. ft. space; also, RULAND AND WHITING-BENJAMIN CORP., 36 E. 28th St.

Flatbush Section, New House.
Six rooms and bath, electric light, steam heat; enclosed heated porch; decorated; hardwood floors; \$7,500; easy terms. HOFFMAN, 320 Fulton st., Brooklyn, N. Y.

REAL ESTATE—OUT OF CITY.
Long Island—Sale or Rent.
ALONG THE SOUTH SHORE.
Desirable Properties for Sale or Rent.
JEREMIAH ROBBINS, Babylon, L. I.

WEED & WEED.
Real Estate, Stamford, Conn. Phone 1518.
New Jersey—Sale or Rent.
Englewood and Vicinity—Real Estate.
H. KATHLEEN, CO., Englewood, N. J.

Summit House, Farm, Estate, Thompson Co., 21 Maple St., Tel. 1519.
Virginia—Sale or Rent.
Free Catalogue of Splendid Bargains.
R. B. CHAFFIN, CO., Inc., Richmond, Va.

NEW FACTORIES.
Three one story buildings, 75x21, at Round Brook, N. Y.; 4 railroads, sliding; all improvements; excellent; see or lease. FIBBERG, 100 Broadway, New York City.

BUSINESS PLACES TO LET.
Above 14th St. to 50th St. (Inclusive).
East River to North River.

HOTELS AND RESTAURANTS.
TO SUBLET
One Parlor, Bedroom and Bath Suite.
One Two Bedrooms, Parlor and Bath Suite to Sublet for the Balance of the Season, both handsomely furnished and appointed.

Hotel Patterson
58 West 47th St.
Dining Room & a Carte
at moderate prices

The House of Sunshine
Hotel San Rafael
55-57 W. 47th St., NEAR 5th Ave.
Convenient to Best Shops and Theatres
Transient & Permanent
Rates \$3.00 to \$7.00 per day

Central Park West and 67th St.
Desirable Single Rooms.
Dinner To-day, \$2.50
Daily Luncheon, \$1.00
Daily Dinner, \$2.00
Louis J. Rousselot, Manager

THE LAMBRIDGE
60 WEST 80TH ST.
NEW APARTMENT HOUSE
UNFURNISHED SUITES
3 ROOMS & BATH, \$1,500 UP
2 ROOMS & BATH, \$1,000 UP
RESTAURANT & LA CARTE
Under same management Hotel Langdon, 40 E. 50th St.
E. H. CHATELAIN.

INSTRUCTION, COLLEGES, & C.
HYPOCAE, a two-story building of Chicago and with finished and painted interior, can be turned in to the City of New York College of Hypocae, 240 E. 11th St., New York City.

PRATT SCHOOL
62 West 43rd Street.
Secretarial, training, and instruction.
Under management Hotel Langdon, 40 E. 50th St.
E. H. CHATELAIN.

TARPON INN
TARPON, FLA.
West Coast, Each room with bath.
Guest, 2000 acres. H. V. DALTON, Mgr.

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Above 14th St. to 50th St. (Inclusive).
East River to North River.
Desirable Space For Rent
ASHLAND BLDG.
315 4th Ave., S. E. Cor. 24th St.
30 story office and loft building.
Several desirable offices.
432 FOURTH AVE.
16 story high class office and loft building.
4,000 square feet for rent.
Reasonable rents to responsible tenants
MAX N. NATANSON
170 Broadway.
Phone Broadway 7627.

BUSINESS PLACES TO LET.
Above 14th St. to 50th St. (Inclusive).
East River to North River.
Floors Offices Showrooms
MODERATE RENTALS
In the new 17-story Penn. Terminal Building
ENTIRE FLOOR FRONT
7th Ave., 30th to 31st St.
10 floors leased by large corporations
No manufacturing
REGENT REALTY COMPANY
33 West 42d St. or visit our broker.
TEL. VANDERBILT 4306.

APARTMENTS—UNFURNISHED.
Above 50th St.—5th Ave. to North River.
Harperley Hall
1 WEST 64TH STREET.
UNFURNISHED.
7 Rooms and Bath. Housekeeping.
24 Rooms, Bath and Kitchenette.
ATTRACTIVELY FURNISHED.
2, 3 and 4 Rooms, with Kitchenette.
Refrigeration in Bath.
TELEPHONE "COLUMBUS 8500"

APARTMENTS—UNFURNISHED.
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Brooklyn Heights
CLINTON STREET.
Seven rooms and bath, \$100.
Elevator Apartment.
JOHN F. JAMES & SONS, INC.
193 Montague Street,
BROOKLYN, NEW YORK.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.
MANUFACTURERS—Do you need money?
\$100,000 to loan. R. 1210 Herald, Harlem.
WANT on desirable private mortgage \$10,000. Call 1000. See preferred. R. 146 Herald, Herald square.

CITY REAL ESTATE.
From Battery to 14th St. Inclusive.
HUDSON ST. NEAR CHAMBERS ST.
Two-story building with 10 rooms, Charles St. For factory or warehouse. For sale or lease. Owner, SAMUEL KILPATRICK, 140 Broadway.

SMALL BUSINESS BUILDING.
One block from Broadway and Houston st. Five rooms, 2 stories, excellent light, good basement, sidewalk access; possession, \$10,000; see or lease. SAMUEL KILPATRICK, 140 Broadway.

DOWN-TOWN DWELLINGS.
Possession May 1st, between 5th and 9th ave.; convenient to subway, "L" and cross-town lines; 10 foot four story basement and cellar; private laundry; 14 rooms; 4000 condition; price \$17,000; see or lease. R. KILPATRICK, Owner, 152 Nassau st.

BARGAIN—LARGE OFFICE.
Above 50th St.—5th Ave. to North River.
Five rooms, 11th floor, two 5 story apartment houses, 11th floor, excellent light, 1000 sq. ft. in the hall; elegant condition; price \$10,000; see or lease. R. KILPATRICK, 140 Broadway.

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12 story high class.
1000 sprinklered loft building.
One 1400 sq. ft. high class building.
KNICKERBOCKER BLDG.
29 Fifth Ave., S. E. Cor. 16th St.
12 story high class building.
Units of 75 to 2,250 sq. ft.

REAL ESTATE WANTED.
BUY for cash looking house below 42d st.; write mortgage particulars. CHARLES W. M. A. TAYLOR, INC., 25 Columbus.
WILL lease property in need of repairs for alterations. ASSETS FUNDING CO., 60 E. 4th Ave.

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A few choice lofts, 25x104, very light, 187 Grand St. and 40 West 34 st., possession. R. 146 Herald, Herald square.

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